

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Owner 1:	LANCELOTTA KEVIN C & MEGAN K/ T			
Owner 2:	KEVIN C LANCELOTTA REVOCABLE			
Owner 3:	TRUST			
Street 1:	161 WESTMINSTER AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	LANCELOTTA KEVIN C & MEGAN K/ TRS -		
Owner 2:	KEVIN C LANCELOTTA REVOCABLE -		
Street 1:	161 WESTMINSTER AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Clapboard Exterior and 2240 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	528,900	1,100	483,000	1,013,000
Total Card	0.207	528,900	1,100	483,000	1,013,000
Total Parcel	0.207	528,900	1,100	483,000	1,013,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		452.23	/Parcel: 452.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	528,900	1100	9,000.	483,000	1,013,000		Year end	12/23/2021
2021	101	FV	514,200	1100	9,000.	483,000	998,300		Year End Roll	12/10/2020
2020	101	FV	514,200	1100	9,000.	483,000	998,300	998,300	Year End Roll	12/18/2019
2019	101	FV	392,300	0	9,000.	476,100	868,400	868,400	Year End Roll	1/3/2019
2018	101	FV	392,300	0	9,000.	365,700	758,000	758,000	Year End Roll	12/20/2017
2017	101	FV	392,300	0	9,000.	345,000	737,300	737,300	Year End Roll	1/3/2017
2016	101	FV	392,300	0	9,000.	317,400	709,700	709,700	Year End	1/4/2016
2015	101	FV	366,100	0	7,995.	283,700	649,800	649,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANCELOTTA KEVI	77140-386	1	3/5/2021	Convenience		1	No	No	transferring Lot D 1,005 sqft see plan #943 o
LANCELOTTA KEVI	66516-3	1	12/11/2015	Convenience		1	No	No	Lot size is listed wrong on deed see plan #53
BATTITE ERIC J/	47267-43		4/12/2006		824,000	No	No		
BATTIE ERIC J	45420-349		6/20/2005	Family	10	No	No		
CARTER JOSEPHIN	36512-3		9/25/2002		400,000	No	No		
FALWELL THOMAS	25124-409		12/8/1994	Family		1	No	No	
CARTER JOSEPHIN	25124-409		12/8/1994	Family	185,000	No	No		
CARTER JOSEPHIN	25124-409		12/8/1994			1	No	No	F

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Info At Door	HS	Hanne S
11/21/2008	Meas/Inspect	163	PATRIOT
12/20/2006	MLS	HC	Helen Chinal
8/15/2005	Fieldrev-Chg	BR	B Rossignol
3/20/2000	Inspected	264	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
4/24/1996		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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Total AC/HA: 0.20661	Total SF/SM: 9000	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON		Total: 483.002	Spl Credit		Total: 483.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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